



Well Found.

A home you love and a community that feels like you.



Michelle Matthiae
REALTOR® | KELLER WILLIAMS ATLANTA PARTNERS

A NOTE FROM MICHELLE

Let's talk about how you want to live.

A house can check every box and still be in the wrong place for your everyday life.

Before we talk about bedrooms and countertops, I want to know what matters to you. A manageable commute? Space for everyone to visit? A downtown you can walk around? Things to do without spending your life in the car?

I relocated here with my family, so I know there's more to choosing a home than liking the listing photos. You need to get a feel for the place, too.

I'll help you explore your options, see past dated décor, ask good questions, and understand what comes next. And I'll give you my honest opinion along the way.



Warmly,
Michelle

START WITH YOUR EVERYDAY LIFE

What does a good Tuesday look like?

Weekends matter. So do school mornings, grocery runs, and getting home from work.

Before we narrow down the search, think about:

- Where you go most often, and how much driving you're comfortable with.
- Whether you want walkability, more privacy, or a little of both.
- The activities, clubs, and community connections you'd like nearby.
- How your needs might change over the next few years.
- What you like about your current home—and what you're ready to leave behind.



Crust and Craft Pizza on Main St. Senoia, Ga.

Three things I want in my next chapter

1. _____
2. _____
3. _____

GET TO KNOW THE AREA

The town matters, too.



Downtown Senoia

Senoia

A historic downtown, local shops and restaurants, and plenty of small-town character. If you're drawn to a porch and a stroll down Main Street, Senoia is worth exploring.



Lake Peachtree, Peachtree City

Peachtree City

Golf-cart paths, lakes, parks, and shopping areas are part of everyday life here. We'll look closely at how each location connects to the places you actually want to go.

EXPLORE BEFORE YOU DECIDE

Fayetteville & Trilith

Fayetteville's historic downtown and the shops, restaurants, and architecture at Trilith offer different experiences. Spend time in both to see what appeals to you.



Trilith

Try the everyday version.

Have lunch. Run an errand. Drive the commute when you'd actually be making it. Check out the activities you enjoy and see what's happening locally.

A place can look great on a Saturday afternoon. You want to know how it fits the rest of your week.

BEFORE WE TOUR

A little preparation goes a long way.

Find your comfortable payment.

Your lender can explain what you qualify for. You decide what leaves room for the rest of your life. Include taxes, insurance, HOA dues, and maintenance in that conversation.

Get pre-approved.

You'll have a clearer budget and be better prepared when you find a home you want. If you need a lender, I can introduce you to people you can speak with.

Choose your must-haves.

Start with three priorities. Keep a separate list of things you'd like but could change or live without.

Understand our agreement.

Before we tour, we'll review our buyer agreement, how representation works, and how compensation will be handled.

Have a home to sell?

Let's discuss that early so we can plan the timing with your lender. We'll discuss all of your options for a smooth transition.

Look beyond the listing photos.



What can you change?

Paint, lighting, and hardware maybe manageable updates. Layout, location, and larger projects deserve a closer look. My staging background helps me see possibilities without overlooking the work involved.

What should we ask?

Price history, condition, ongoing costs, and resale considerations all belong in the conversation. If something needs an expert's opinion, we'll get one.

How does it feel at another time of day?

A second visit can tell you more about the light, traffic, and noise. Take notes as we tour—houses start to run together surprisingly quickly.

Does it fit your life?

You don't have to talk your self into a home just because it checks the boxes. We'll keep your priorities in view.

Here's what happens next.

1 Make an offer

We'll review comparable sales, discuss price and terms, and decide what you're comfortable offering.

2 Inspect and investigate

Once you're under contract, we'll track the deadlines, arrange inspections, and discuss any concerns. Your contract determines your options.

3 Finish financing

Your lender coordinates the loan and any required appraisal. Get insurance quotes early and check with your lender before making major purchases or credit changes. *This is not the time to buy a new car or get a new credit card.*

4 Get ready to close

We'll coordinate the final details and walk through so you know what to expect at the closing table.

Before sending money: Call the closing attorney's office using a phone number you've independently verified to confirm wire instructions.

PLAN FOR THE COSTS

What will you need to set aside?

Your down payment is one part of the picture. Ask your lender for an estimate early so you can plan for the full amount.

EXPENSE	WHAT TO PLAN FOR
Earnest money	The amount and deadline are set by your contract. It is generally applied toward your purchase at closing.
Inspections	The home inspection and any additional specialists you choose.
Appraisal	Your lender can explain whether one is required and when you pay.
Closing costs and prepaid expenses	Loan and closing charges, plus applicable upfront tax and insurance amounts.
Moving and settling in	Movers, utility setup, immediate repairs, and a cushion for surprises.

Your lender and closing attorney will help confirm your actual figures, including how deposits and any agreed credits affect the amount due.

My comfortable monthly payment: \$ _____

My estimated cash needed to close: \$ _____

My moving and maintenance cushion: \$ _____

WORKING TOGETHER

You'll have someone to talk it through with.

I'll help you compare homes, ask questions, keep track of deadlines, and make sense of your options. If you're searching from a distance, we can use video tours and calls to help you get a better feel for a home and its surroundings.

You can expect regular updates and clear next steps. And when you need an inspector, lender, attorney, or contractor, I can help you find someone to contact.

A closing with a little more purpose

After closing, I donate a portion of my commission to a charity of your choice. It's a way to celebrate your next chapter while supporting something that matters to you.

Let's find your place.

Tell me what you're looking for—and what you're hoping life will look like once you're there.



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